

San Juan River Village Metropolitan District
Regular Monthly Meeting Minutes
June 10, 2021

The meeting was called to order at 6:30 pm by Steve Wilkins, President. The directors present were Carrie Wienckowski and Addi Greer. Bonnie Weathers, Hal Jaeke, and Bill & Jan Wittwer, homeowners, were also present. Tim McRee and David McRee, Maintenance Operators, were also present. Cynthia Purcell, District Manager, took minutes.

Addi moved to approve the minutes from May 13, 2021. Carrie seconded and the motion carried.

WEP River Project Proposal Update: On hold until the lawsuit is resolved.

Maintenance Operator's Report:

Road Department Report: Tim reported that they have ordered some parts to modify the water truck to better apply the dust abatement product. They are hoping to apply another application before the 4th of July. New street signs have been ordered to install at all three entrances. Tim & David moved the old bus shelter off the corner lot of Alpine and Descent. They will be setting it up next to the Visionary tower by the new shop. Tim also reported that the fire hydrant installation will most likely take place in the fall. The board requested that Tim order all the parts needed now to ensure their availability when they are ready to install it. The board discussed fencing options to enclose the shop area around the new building. The preference was an all metal fence. As the POA may not be favorable of an all metal fence, other options including metal and wood panels were discussed as well. Cynthia, Tim and David will draw up a sketch of the proposed fence and get a quote on metal material costs for the board to review at the next meeting. The board also discussed the possibility of planting new trees in front of the building. This, along with installing an irrigation system, will be revisited. The board discussed the results of the survey to close Steep St.: 22 homeowners wanted it to be closed while 29 wanted it to remain open. Addi moved to keep Steep St. open seasonally with the following mitigations: putting a walking path within the right-of-way next to the road and cutting the oakbrush back to increase visibility; and installing a safety sign that warns motorists of limited sight distance. Steve seconded and the motion carried with Carrie opposing.

Water Department Report: The water usage was reviewed for May – 282,900 gallons. \$287.00 was billed for surcharge fees for daily water use over 750 gallons. The Sanitary Survey has been rescheduled for June 16th. Cynthia reported that she spoke with Bob Formwalt about homeowners pumping water from the ponds. Bob said it was legal to pump from the river, but not after the water flows through a measuring device (denoting a specific owner). The board was agreeable to allowing homeowners to pump from the Metro's ponds as long as there was sufficient water to meet Metro's needs. Tim reported that the water tank repainting project has been pushed to the fall by the contractor. He and David will need to do some prep work – removing ladder cage and old welds, as well as moving all the electrical off the tank. Cynthia contacted the homeowners that live around the water tank to get their input on what color to paint it. She received one response back – clover. The board was favorable.

Sewer Department Report: Tim reported that he has contacted the manhole rehab company and we are on their books for July. He and David are prioritizing which ones need to be rehabbed in the neighborhood, as well as adding them to the GIS mapping.

Parks & Recreation Report: Tim reported that the drainage from Aspen Pond will be rerouted to the utility easement this summer. The lower pond will also be dredged when the water level is low – later this summer or early fall. Equipment will be rented and done in-house.

Carrie requested that Tim/David ask the workers that have been parking at the bottom of Descent to move their vehicles for safety reasons. She also requested that several dead trees be removed. Carrie would like to pursue the installation of a new gallery well and consider a potential site.

Public Comment Period: Jan Wittwer inquired about the dust abatement application. She felt the application done last year lasted longer than the one done this year. Cynthia explained that the application done this year was the District's first attempt at applying the product. Modifications to the water truck and application method will be instituted prior to the next application before the 4th of July.

Administrative Report:

The District is in compliance. Cynthia reported that she and Lisa have been working with the accountants on the audit for 2020. She expressed concern that this firm wasn't familiar with special district fiduciary responsibilities. The audit is supposed to be complete and ready for the board to review at their next meeting. The accounting firm has sent an invoice for work performed thus far. Payment will not be made until the audit has been delivered to the board.

Twenty-Four delinquencies totaling \$5,030.13 were noted.

Treasurer's Report:

Cynthia reported on the P&L's, Balance Sheet, General Fund, Sewer Fund, and Water Fund for May, 2021. Steve moved to accept the financials. Addi seconded and the motion carried. There were no bills presented for payment.

Old Business:

Steve reported that Archuleta County has approved the final replat for 12 Bridge Drive. A signature from the Metro District has been requested on the mylar copy. At the time of the meeting the only copy available for review was the preliminary replat. Randall & Lydia Rapp, potential buyers of this property, were available via phone to discuss any concerns or issues the District had with the replat. They are hoping to close on this property next week. According to Pamela Flowers, Development Director with Archuleta County, the replat conveys that there is no easement on 12 Bridge Dr. from the county, nor is there a ROW. However, in an emergency response, emergency vehicles may need to use the private driveway for turnaround if they cannot make the turn on the existing cul de sac. The preliminary replat was also reviewed by Jeff Driscoll, District Attorney, and he felt no agreement was necessary to address parking in the ROW or maintenance of the road. Addi moved to approve the replat, contingent upon the mylar copy matching the preliminary replat exactly. Carrie seconded the motion carried.

New Business:

Jan Wittwer proposed creating a walking trail on Metro property from Alpine Dr. down to Bridge Dr. She provided a map of the proposed route for the board to review. The board was open to the idea and asked Jan to consult with trail builders to see if it was feasible to build a trail that was safe, due to the terrain. A trail project could then be proposed to the POA as Metro would not have an objection to providing the POA a pedestrian easement at this location.

There were no whole house water filtration rebate applications to review.

Bill Wittwer reported that there were no new inquiries for well permits this month. He also reported that his home phone number is erroneously listed on the website as a contact number. Cynthia will correct this.

Other Business:

Steve reported on the POA meeting. There were a lot of architectural reviews that can be read about in their draft minutes. An incident also happened in the neighborhood that involved children shooting air rifles off a back deck of a short term rental that resulted in a broken window at another home. A hearing was held at this meeting in which the short term rental homeowner and affected homeowner were summoned to discuss the incident. This process to address homeowner issues was successful and the POA is developing procedures and guidelines to make it easier for homeowners to contact short term rental management/owners. The POA is also developing guidelines for homeowners to use the pavilion and meeting room with an online reservation system. They will begin using the new building for their meetings with a Zoom option next month. They have also contracted to have Sheriff security in the neighborhood over the 4th of July. A community dumpster will also be brought in this summer.

The board discussed future Metro meetings. All meetings will be in-person at the new building now. Addi moved to change the time of future Metro meetings to 6:00pm. Steve seconded the motion carried.

The board discussed holding an open house at the new building, possibly in conjunction with the POA annual picnic in July. Steve will ask Julene Campbell, POA, to coordinate with Cynthia. Steve has had

several requests for the installation of a drop box for bill payment at the new building. Cynthia spoke with Lisa Quiller, Bookkeeper, about the possibility of picking up payments from the new building. Lisa currently checks a drop box that is located in town on Main St. twice a month. Carrie thought the drop box could also be used for suggestions. Cynthia will pursue drop box options.

Addi moved to adjourn the meeting at 8:40pm. Steve seconded and the motion carried.

Respectfully submitted,

Cynthia Purcell
District Manager